

Prepared by:
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2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020
Emily Kaye Courteau Bar# 100570

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Dawey

**Substitute Trustee's Deed
Indexing Instructions**

SW 1/4, Sec. 31, Township 3 S, Range 8 W, DeSoto County, MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

GRANTOR:
Emily Kaye Courteau
2309 Oliver Road
Monroe LA 71201
318-330-9020

GRANTEE:
The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor trustee to JPMorgan Chase Bank N.A. as Trustee for RAMP 2003RS11
500 Enterprise Rd Suite 150
Horsham, PA 19044
1-800-766-4622

WHEREAS, on the 10th day of October, 2003 and acknowledged on the 10th day of October, 2003, Peter Joseph Taverna III AKA Peter Joseph Taverne III, Single Borrower, Joined Herein By Julie Taverna AKA Julie W. Taverna, executed and delivered a certain Deed of Trust unto Kirk Smith, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1849 at Page 0497; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor trustee to JPMorgan Chase Bank N.A. as Trustee for RAMP 2003RS11 by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3006 at Page 165; and

WHEREAS, on the 7th day of April, 2008 the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2882 at Page 736; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated April 19, 2010 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 18th day of May, 2010, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 18th day of May, 2010, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

5.0 acres located in the Southwest quarter of Section 31, Township 3 South, Range 8 West, DeSoto County, Mississippi, beginning at a point located 815.5 feet North and 148.7 feet East of the Southwest corner of Section 31, Township 3 South, Range 8 West, said point being the point of beginning and marked with an iron; thence North 5 degrees 00 minutes West 330 feet to a point on a pond; thence North 85 degrees 00 minutes East 684.33 feet to a

F08-0981

point on Crawford Road (gravel) and being marked by a 20 foot off set iron pin to the West; thence along Crawford Road the following calls: South 16 degrees 05 minutes West 46.13 feet; South 2 degrees 29 minutes West 110 feet; South 6 degrees 51 minutes 53 seconds East 187.9 feet with the last call being marked by a 20 foot off set pin to the west; thence South 85 degrees 00 minutes West 660.83 feet to the point of beginning.

WHEREAS, at said sale The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor trustee to JPMorgan Chase Bank N.A. as Trustee for RAMP 2003RS11 was the highest bidder and best bidder, therefore, for the sum of \$112,500.00 and the same was then and there struck off to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor trustee to JPMorgan Chase Bank N.A. as Trustee for RAMP 2003RS11 and it was declared the purchaser thereof; and


WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$112,500.00 do hereby convey the above-described property to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor trustee to JPMorgan Chase Bank N.A. as Trustee for RAMP 2003RS11.

I convey only such title as is vested in me as Substitute Trustee

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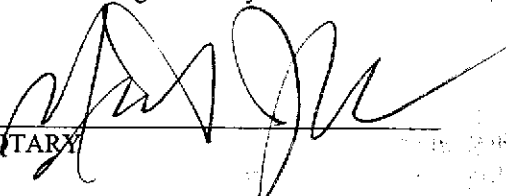
WITNESS MY SIGNATURE, this the 24 day of May, 2010.

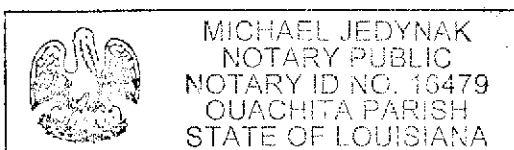

Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 24 day of May, 2010, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.


NOTARY AT DEATH
MY COMMISSION EXPIRES



DESOTO TIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

Substitute Trustee's Notice of Sale

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 10th day of October, 2008 and acknowledged on the 10th day of October, 2008, Peter Joseph Taverna III AKA Peter Joseph Taverna III, Single Borrower, Joined Herein By Julie Taverna AKA Julie W. Taverna, executed and delivered a certain Deed of Trust unto Kirk Smith, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1849 at Page 0497; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor trustee to JPMorgan Chase Bank N.A. as Trustee for RAMP 2003RS11 by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3006 at Page 195; and

WHEREAS, on the 7th day of April, 2008, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2882 at Page 736; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 18th day of May, 2010, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Volume No. 115 on the 27 day of April, 2010

Volume No. 115 on the 4 day of May, 2010

Volume No. 115 on the 11 day of May, 2010

Volume No. _____ on the _____ day of _____, 2010

Volume No. _____ on the _____ day of _____, 2010

Volume No. _____ on the _____ day of _____, 2010

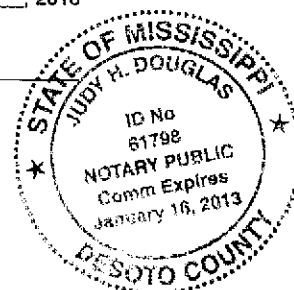
Diane Smith

5.0 acres located in the Southwest quarter of Section 31, Township 3 South, Range 8 West, DeSoto County, Mississippi, beginning at a point located 815.5 feet North and 148.7 feet East of the Southwest corner of Section 31, Township 3 South, Range 8 West, said point being the point of beginning and marked with an iron; thence North 5 degrees 00 minutes West 289 feet to a point on a parcel; thence North 85 degrees 08 minutes East 684.33 feet to a point on Crawford Road (gravel) and being marked by a 20 foot off set iron pin to the West; thence along Crawford Road the following calls: South 16 degrees 05 minutes West 48.13 feet; South 2 degrees 29 minutes West 110 feet; South 6 degrees 51 minutes 53 seconds East 187.9 feet with the last call being marked by a 20 foot off set pin to the west; thence South 86 degrees 00 minutes West 660.83 feet to the point of beginning.

and before me, this 11 day of May, 2010

Judy H. Douglas

NOTARY PUBLIC
NOTARY SERVICE, INCORPORATED



514 words @ .12 \$ 61.68

1028 words @ .10 \$ 102.80

and depositing to same \$ 3.00

S FEE: \$ 167.48

I will only convey such title as is vested in me as Substitute Trustee

WITNESS MY SIGNATURE, this day April 18, 2010

Emily Kaye Courteau

Substitute Trustee

2308 Oliver Road

Monroe, LA 71201

(318) 330-9020

cab#008-0981

PUBLISH: 4-27-10 / 5-4-10 / 5-11-10

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